067.A	0003	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	849,800	/	849,800
USE VALUE:	849,800	/	849,800
ASSESSED:	849,800	/	849,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		JOYCE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REEVES WALTER F JR--ETAL
Owner 2:	REEVES MARY TOBIN
Owner 3:	
Street 1:	23 JOYCE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,914 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Clapboard Exterior and 2040 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10914.000	352,800		497,000	849,800
Total Card	0.251	352,800		497,000	849,800
Total Parcel	0.251	352,800		497,000	849,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.57 | /Parcel: 416.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	128846
GIS Ref	
GIS Ref	
Insp Date	10/12/18

!5814!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,800	0	10,914.	497,000	849,800	849,800	Year End Roll	12/18/2019
2019	101	FV	261,800	0	10,914.	461,500	723,300	723,300	Year End Roll	1/3/2019
2018	101	FV	261,800	0	10,914.	461,500	723,300	723,300	Year End Roll	12/20/2017
2017	101	FV	261,800	0	10,914.	404,700	666,500	666,500	Year End Roll	1/3/2017
2016	101	FV	261,800	0	10,914.	369,200	631,000	631,000	Year End	1/4/2016
2015	101	FV	255,500	0	10,914.	326,600	582,100	582,100	Year End Roll	12/11/2014
2014	101	FV	255,500	0	10,914.	308,900	564,400	564,400	Year End Roll	12/16/2013
2013	101	FV	255,500	0	10,914.	294,000	549,500	549,500		12/13/2012

PRINT

Date	Time
12/10/20	20:39:09

LAST REV

Date	Time
08/12/19	11:06:57
apro	
5814	

USER DEFINED

Prior Id # 1:	128846
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18726-574		12/1/1987		187,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	294	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10914		Sq. Ft.	Site		0	70.	0.65	12			Topo	-5					497,037						497,000	

Total AC/HA: 0.25055 | Total SF/SM: 10914 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 497,037 | Spl Credit | Total: 497,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16470575
Const Adj.:	0.99693000
Adj $ / SQ:	145.141
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433416
Depreciation:	80615
Depreciated Total:	352801

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

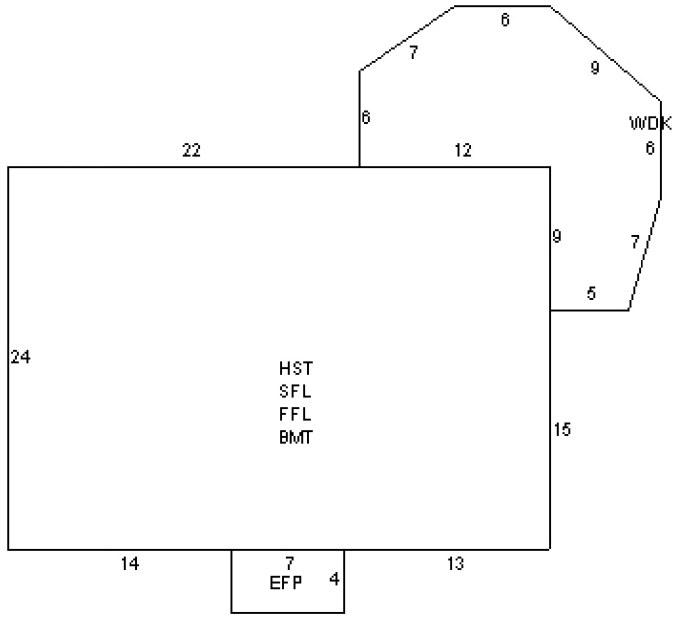
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.14
Special Features:	0	Val/Su Net:	113.92
Final Total:	352800	Val/Su SzAd	172.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	43.540	35,531
FFL	First Floor	816	145.140	118,435
SFL	Second Floor	816	145.140	118,435
HST	Half Story	408	145.140	59,218
WDK	Deck	213	10.660	2,271
EFP	Enclos Porch	28	72.380	2,027
	Net Sketched Area:	3,097	Total:	335,917
Size Ad	2040	Gross Are	3505	FinArea 2040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

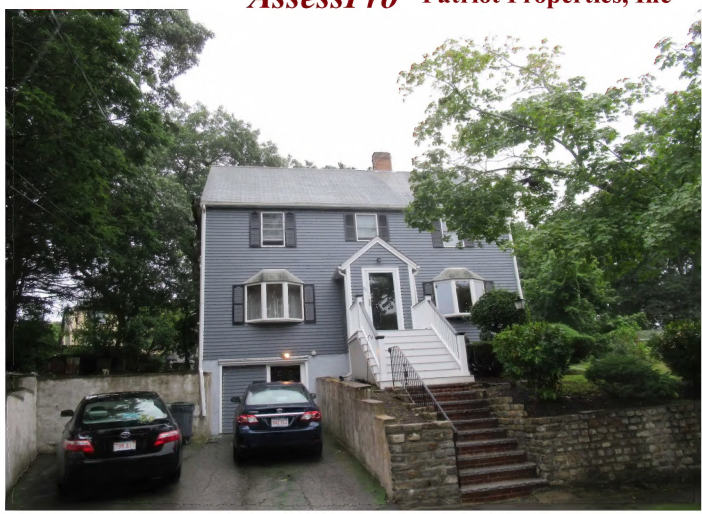
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc